

PRIME DEVELOPMENT SITES FOR SALE

Coolidge Rd./State Rd. /Coleman Rd.,
& US-127, East Lansing, MI



© 2022 MARTIN COMMERCIAL PROPERTIES, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. MARTIN COMMERCIAL PROPERTIES AND THE MARTIN LOGO ARE SERVICE MARKS OF MARTIN COMMERCIAL PROPERTIES, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

1111 Michigan Ave., Ste 300
East Lansing, MI 48823
517 351-2200
martincommercial.com



PROPERTY INFORMATION:

Located adjacent to the recently completed project extending Coleman Road from West Road under US-127, past Eastwood Towne Center, to Wood Road. Coolidge Park offers acreage on both the east and west sides of Coolidge Road, directly south of State Road, nestled in a prominent location with direct exposure to US-127.

An ideal setting for corporate users, Coolidge Park is home to Michigan State Federal Credit Union's LEED certified headquarters campus with buildings of 140,000 and 186,350 square-foot and Granger Construction's three-story, 27,000 square-foot building.

With new retail, office and residential developments in the area, Coolidge Park will be a highly desirable location for years to come.

PROPERTY FEATURES:

- Coleman Road extension is now open and will increase accessibility from the East and West sides over US-127
- Features available sites ranging from 1-57 acres
- Zoned B4 (general office, dental, medical, clinical or laboratory use) pursuant to the City of East Lansing zoning ordinance
- Units 3 and 4 are suited for office/commercial use
- Unit 6 could be developed for residential, wellness, medical or office use
- Near MSUFCU, Eastwood Towne Center, MSU and Downtown East Lansing

SALE PRICE STARTING AT:

\$6.00
PSF AND UP

FOR MORE INFORMATION:

Van W. Martin, CCIM, SIOR, CRE

President and CEO

Direct: 517 319-9262

van.martin@martincommercial.com

Cutler Martin

Managing Director

Direct: 517 319-9258

cutler.martin@martincommercial.com



EASTWOOD TOWNE CENTER

MAJOR RETAILERS

DSW
OLD NAVY
DICK'S SPORTING GOODS
VERIZON
PANDORA JEWELRY
SEPHORA
AMERICAN EAGLE
ANN TAYLOR
GAMESTOP
LOFT

LULULEMON
WILLIAMS-SONOMA
DRY GOODS
EXPRESS
APPLE
T-MOBILE
GAP
URBAN OUTFITTERS
WHITE HOUSE BLACK MARKET

RESIDENTIAL

THE VISTA AT THE HEIGHTS

DINING

P.F. CHANG'S
MENCHIE'S FROZEN YOGURT
MITCHELL'S FISH MARKET
SMOKEY BONES LANSING
PANCHERO'S MEXICAN GRILL
BJ'S RESTAURANT & BREWHOUSE
BOSTON'S RESTAURANT & SPORTS BAR

CHAMPPS
MCALISTER'S DELI
BRAVO! ITALIAN KITCHEN
CAPITAL PRIME
P.F. CHANG'S
CULVER'S

HOTELS

FAIRFIELD INN & SUITES BY MARRIOTT
HYATT PLACE LANSING - EAST
HOMWOOD SUITES BY HILTON



AREA INFORMATION:

2 Minutes

To Eastwood Towne Center

4 Miles

To Michigan State University

6 Minutes

To US-127 & I-69 Interchange

7 Miles

To State Capitol

Convenient

To banks, services, entertainment and restaurants

DEMOGRAPHICS				
Proximity	1-Mile	3-Mile	5-Mile	10-Mile
Total Population	3,690	45,045	139,670	319,153
Households	1,828	19,995	54,252	129,930
Average HH Income	\$56,536	\$67,164	\$67,498	\$76,278

TRAFFIC COUNTS	
US-127	36,177 VPD
Coolidge Rd.	7,986 VPD

EAST LANSING TAX DATA	
Parcel Number	19-20-50-35-100-106 19-20-50-35-100-104 19-20-50-35-100-107
Zoning	Zoned B4 (General Office)

meijer



GreenStone
FARM CREDIT SERVICES

EASTWOOD
towne center



Walmart+

ADDITIONAL 64 ACRES
AVAILABLE

GRANGER

msufcu
MSU FEDERAL CREDIT UNION

127

UNIT 6
±57 ACRES

COOLIDGE RD.

STATE RD.

127

UNIT 3
±30.41 ACRES

WEST RD.

ADDITIONAL 91 ACRES
AVAILABLE

COLEMAN RD.

Area Attributes



9

**REDEVELOPMENT
PROJECTS**

CITY OF EAST LANSING



5.8

**MILES OF PAVED
PATHWAYS**

NORTHERN TIER TRAIL
CONNECTING EIGHT COMMUNITY PARKS



63,000+

**MSU STUDENTS AND
FACULTY**



25+

**CLOSE-KNIT
NEIGHBORHOODS**

Highlights

- New Marriott Hotel under construction on West Road
- Sidewalks located along Coleman Road, leading to several trails and bike-friendly zones
- Proposals for housing and residential communities under consideration on the corner of Coleman and West Road

Nearby

- Eastwood Towne Center, downtown East Lansing, Michigan State University, Lansing Community College, Capital Region International Airport, Jackson Field, and more
- City Center District, with 365 residential units, Target, Barrio Tacos, and The Abbot, a new mixed-use development with 290 residential units, Walgreens, and the Graduate Hotel
- East Lansing Public Schools, comprised of seven schools and 3,500 students
- Numerous state agencies and more than 14,000 employees in downtown Lansing